



PROPOSED ROOFTOP DEVELOPMENT

DESIGN STATEMENT - PLANNING SUBMISSION

71 CAMDEN HIGH STREET
LONDON
NW1 7JL

Ref: 2022
Rev: _

L R A - R

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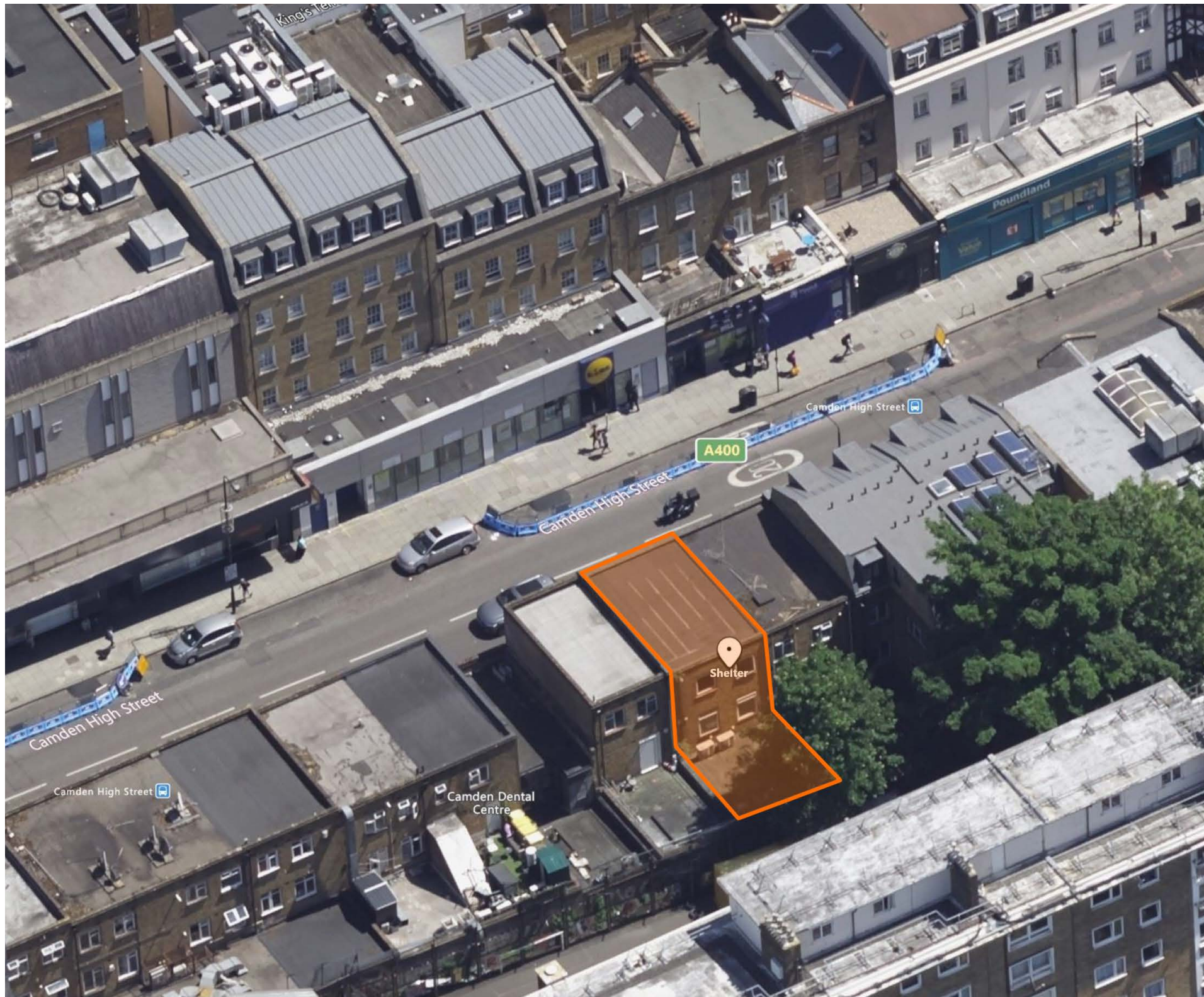
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71 CAMDEN HIGH STREET

DESIGN STATEMENT



I.0 INTRODUCTION/CONTEXT

We are seeking planning permission for the two storey outrigger extension to the rear of the property, alteration to the front elevation and addition of a residential corridor to the ground floor.

PLANNING HISTORY

2010/4584/P - Change of use of shop (Class A1) to financial services (Class A2) - REFUSED

AEX0100024 - Display of an externally illuminated fascia sign and projecting sign. As shown on drawing 28/241 Issue. GRANTED APPROVAL

8501007 - Installation of a new shop front as shows on the drawing no.WS.85. GRANTED

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DESIGN STATEMENT

I.0 INTRODUCTION/CONTEXT

EXISTING SITE PHOTOS

Site photographs show existing barber shop on the ground floor, front elevation and the views outside the rear windows.



View of the front elevation



Internal view of existing barber shop



View from the first floor front window



View from the first floor rear window



Rear view towards neighbour No.69



Rear view towards neighbour No.73

71 CAMDEN HIGH STREET

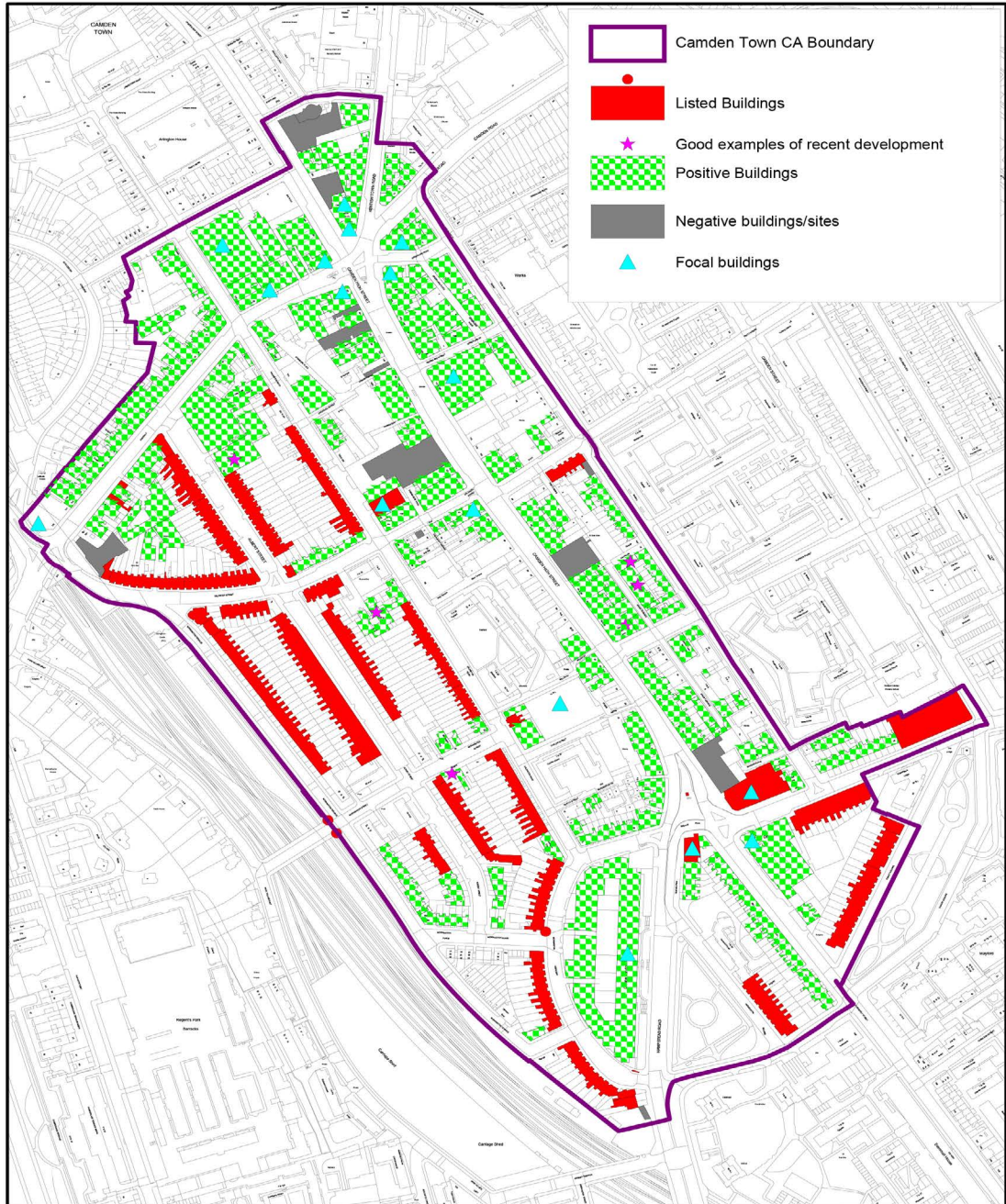
DESIGN STATEMENT

I.0 INTRODUCTION/CONTEXT

LOCAL CHARACTER

71 Camden High Street falls within the Camden Town Conservation Area, however the property is not listed. As per Camden's Conservation Area Appraisal map shown on this page, the terrace of properties on the High Street spanning from 63-89 High Street are not considered to have any merit or positive contribution to the conservation area. This terrace has a uniform scale and appearance, of yellow stock brick to the first and second floors, with repetitive window openings and a flat roof. This repeated pattern is broken at number 75 High Street, which is one storey lower and of red brick. The ground floor of the terrace consists of retail shop frontages, with large areas of glazing and dominant signage. No. 67 & 67A have been developed with a rooftop additional within a mansard.

Immediately to the west, on the other side of Camden High Street, are larger scale buildings of 4 & 5 storeys; following the same pattern of brick façades and mansard roof additions.



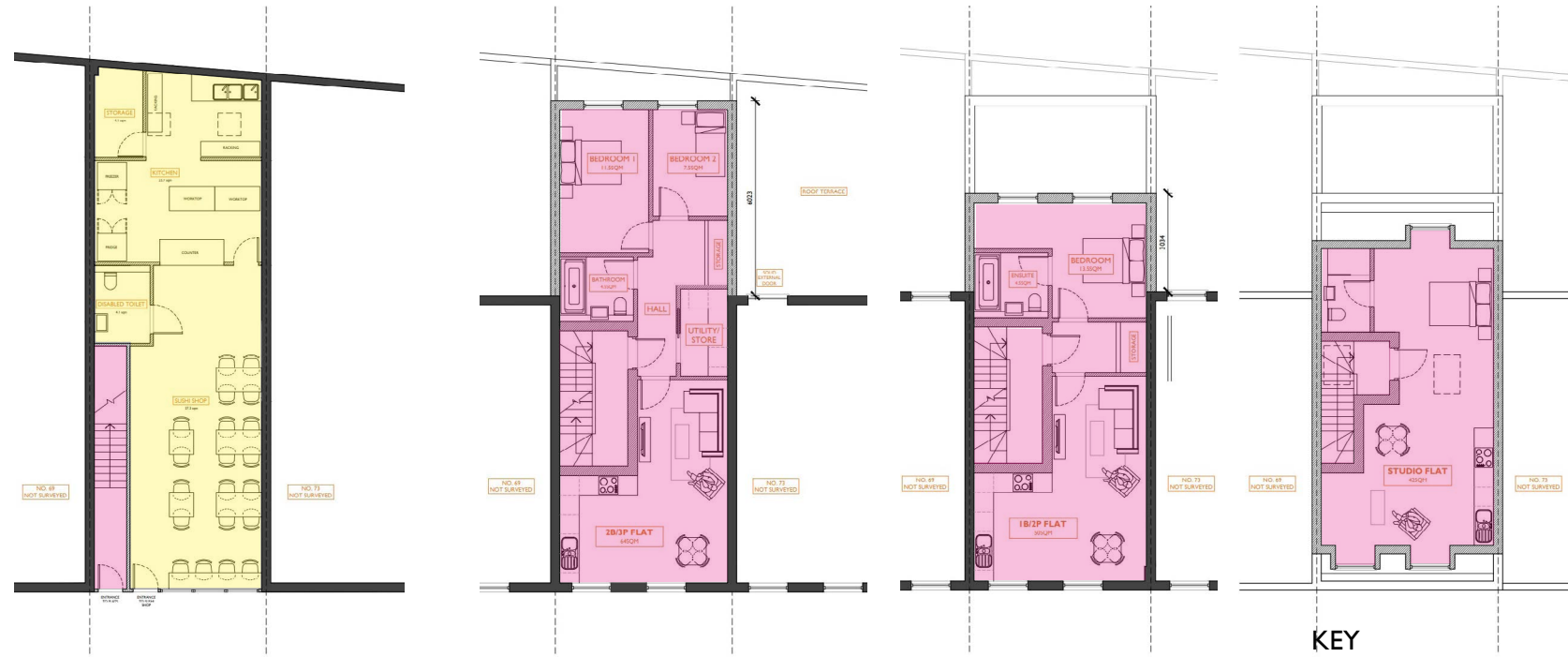
Crop of map showing property

App 6. Camden Town Conservation Area Townscape Appraisal 2006

Reproduced from the O.S. map with the permission of the Controller of H.M.S.O. Licence no. LA100019726. #Map for Internal Use Only#

Print Date: 05/12/2006 Printed By: L.Small

Scale 1: Not Usable Scale Map Ref No: c01967



ORIGINAL SCHEME (Pre-Application)

KEY

- Proposed residential area
- Retail

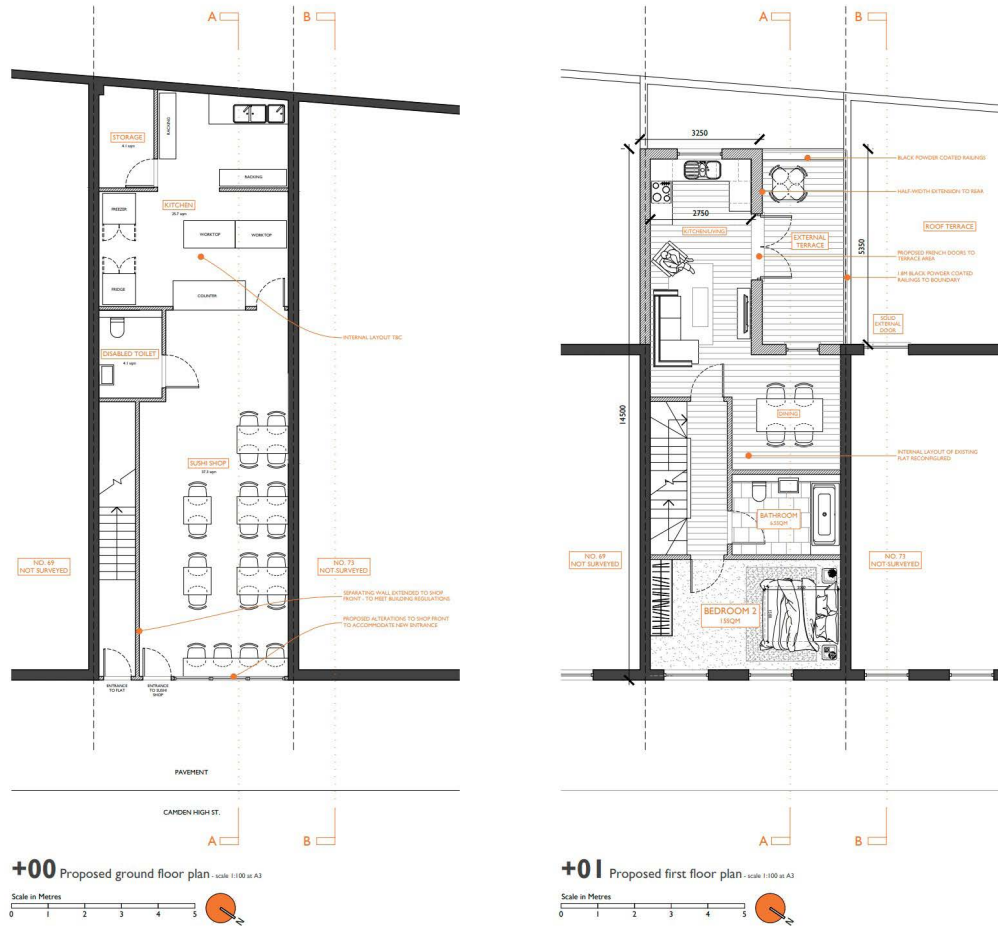
2.0 PRE - APPLICATION ADVICE

The Client received planning advice regarding alterations and extension to 71 Camden High Street - ref. 2022/4312/PRE.

The comments received from the Local Authority concluded the principle of alterations could be acceptable and some form of rear additions as well, provided that the scale of the extension would be reduced.

In response to the Pre-Application Advice LRA-Retinue have amended the proposed development by reducing the height from 4 storeys down to 3 and also reducing the width of proposed outrigger extension from full width down to half width.

The Local Authority have considered the proposed materials as complementing the existing and contribution to the conservation area as neutral.



+00 Proposed ground floor plan - scale 1:100 on A2
Scale in Metres

+01 Proposed first floor plan - scale 1:100 on A2
Scale in Metres

71 CAMDEN HIGH STREET

DESIGN STATEMENT



Camden High Street - character of immediate context

2.1 LOSS OF RETAIL

Reduction of retail space

The proposed application accommodates an independent access to the first and second floor residential accommodation, via an internal staircase. In turn, this means that the existing residential accommodation is associated with the retail space, by virtue of privacy and security. The existing GIA of the ground floor retail space is 82sqm, 5 sqm of which is the existing staircase to the upper floors of residential accommodation. The useable retail space is therefore 77sqm.

The existing ground floor occupies the entire footprint of the site, the single-storey rear addition continuing to the western boundary. The proposed ground floor area therefore remains, with the staircase reconfigured to connect with the ground floor street elevation. The proposed staircase, allowing for a modest entrance and compliant staircase, loses 7.5sqm of the available 82sqm of retail space. This is an overall reduction of 2.5sqm of retail space between existing and proposed. This equates to a 3% loss of retail space, which is an acceptable loss and will not harm the viability of the commercial space for future occupants.

The residential flat would as a consequence become a more attractive offer, having its own access and becoming independent from the existing retail space.

Layout of retail space

The existing staircase travels from the rear of the building towards the front elevation, abutting the party wall. The proposed staircase position references this, although travels front front to back, to provide independent access from the proposed high street entrance. The proposed retail space remains at 4m width internally, as per the existing floor space beside the staircase. The retained retail space is proven to be successful by virtue of the surrounding examples in the immediate context. These include 67a Camden High Street (above/adjacent the 7 Day Store), 69a Camden High Street (immediately adjacent property), 79a Camden High Street (above/adjacent to O'Furn Pizzeria), 87A Camden High Street (above/adjacent to Best-One).

All of the above examples can be seen within the same terrace of Camden High Street, the immediate context to our application site. (see photo referenced on this page).

Health and Safety

The current escape route from the upper residential floors is via an internal staircase that is unprotected, which is unacceptable. Further still, the final escape door requires a key and would therefore result in occupants being trapped in an emergency situation. The proposed implementation of separate access will provide a compliant protected escape route, alongside upgrades to the thermal, acoustic and fire properties of the ceiling separating the retail and residential spaces.

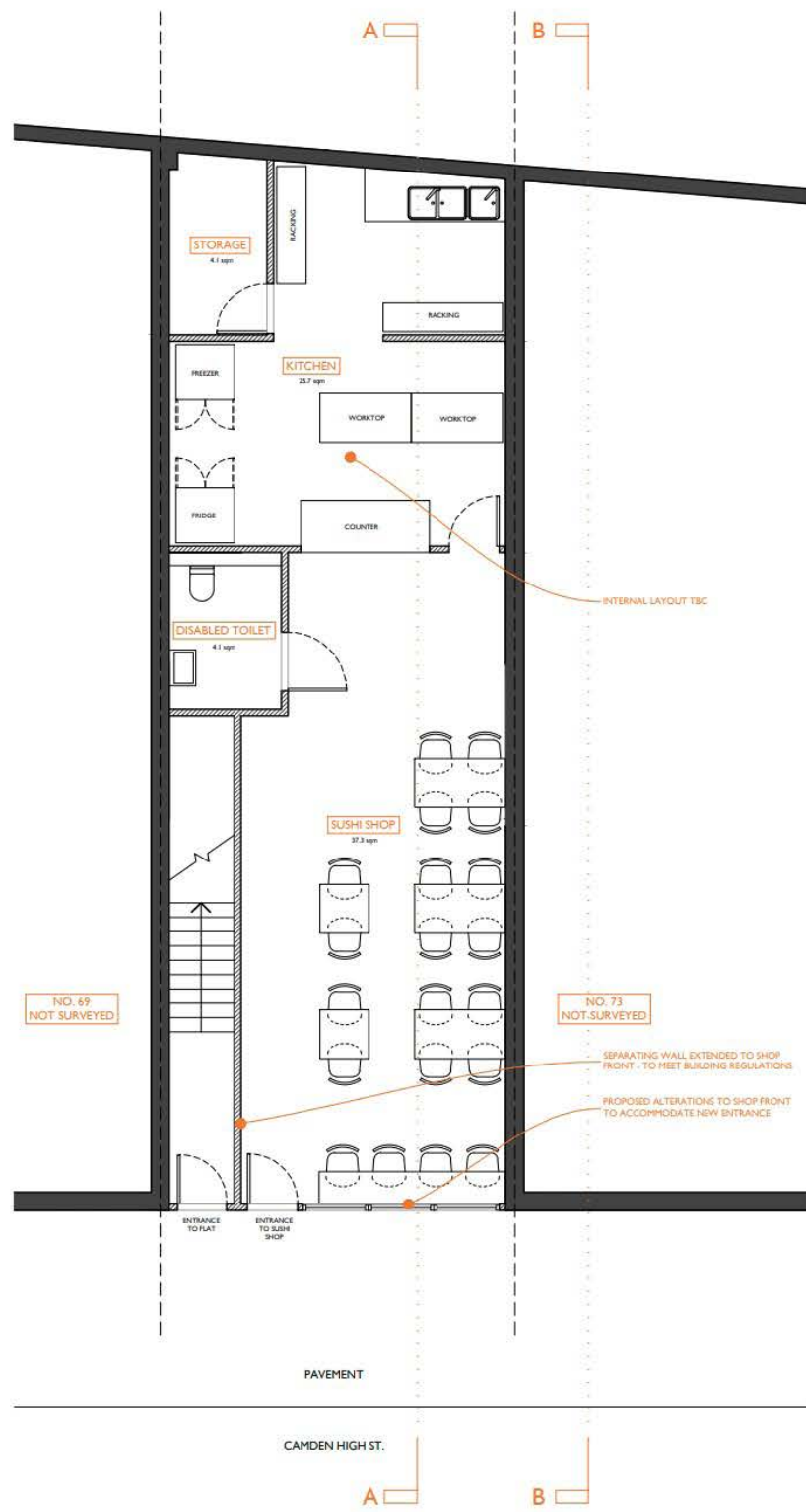
Character of the Conservation Area

To ensure that the proposals are a positive contribution to the conservation area, the new residential entrance will have a domestic proportioned door with toplight and letterbox; as per the numerous examples highlighted above. The property would then be defined as 71a Camden High Street, for consistency amongst the context. The proposed shop front will have a similar powder coated slim aluminium frame and associated signage, subject to a subsequent application.

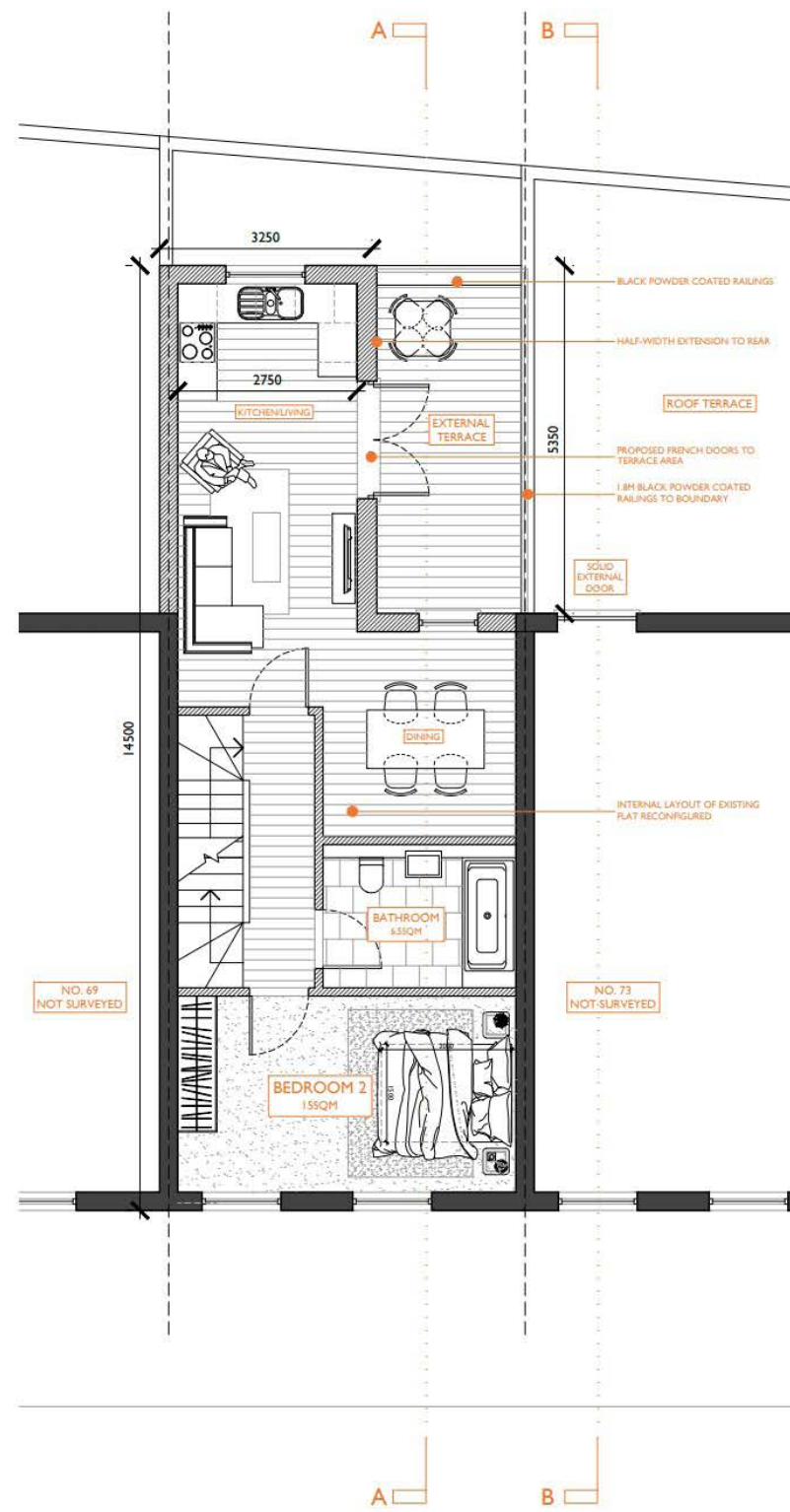
The retail space is intended to change occupancy, becoming a Sushi Restaurant following this application. This continued occupancy will retain the vibrant retail frontage, and ensure an attractive retail space for all future occupants.

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DESIGN STATEMENT



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

3.0 USE

The existing use of the ground floor retail space is a barber shop (Class E), while first and second floor contain residential accommodation used by the retail staff (Class C3).

The proposed use is to retain 74sqm of retail space, approximately 7sqm being transferred to the residential staircase to the northern party wall. The first and second floors accommodate a four bedroom flat with a small external terrace.

4.0 AMOUNT

The existing site has an area of 82sqm, which is the footprint of the ground floor plan.

The existing areas are as follows:

- Ground floor - 82sqm
- First floor - 44sqm
- Second floor - 44sqm

The proposed areas, including extensions, are as follows:

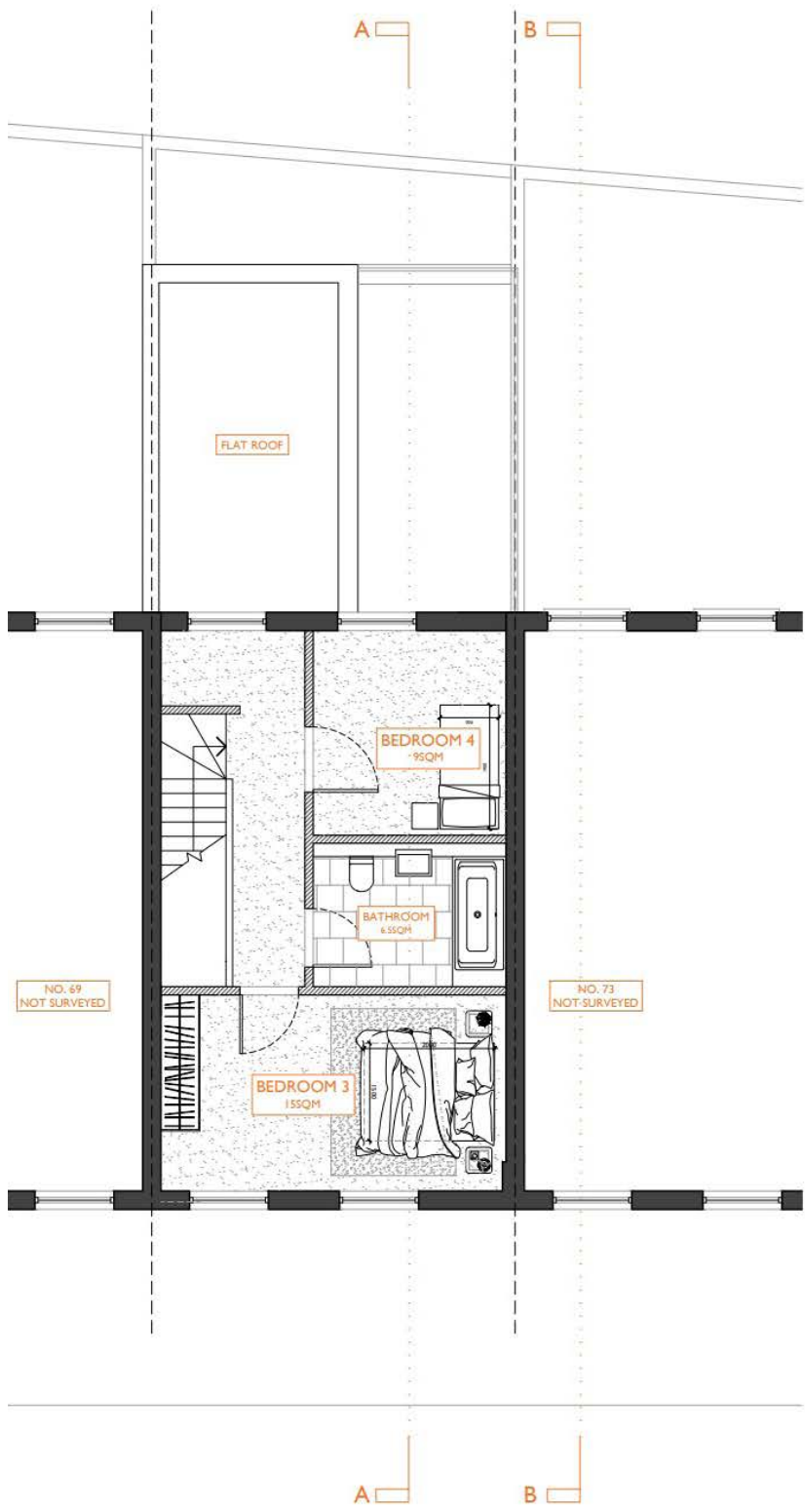
- Ground floor - 82sqm
- First floor - 61sqm
- Second floor - 61sqm

5.0 LAYOUT

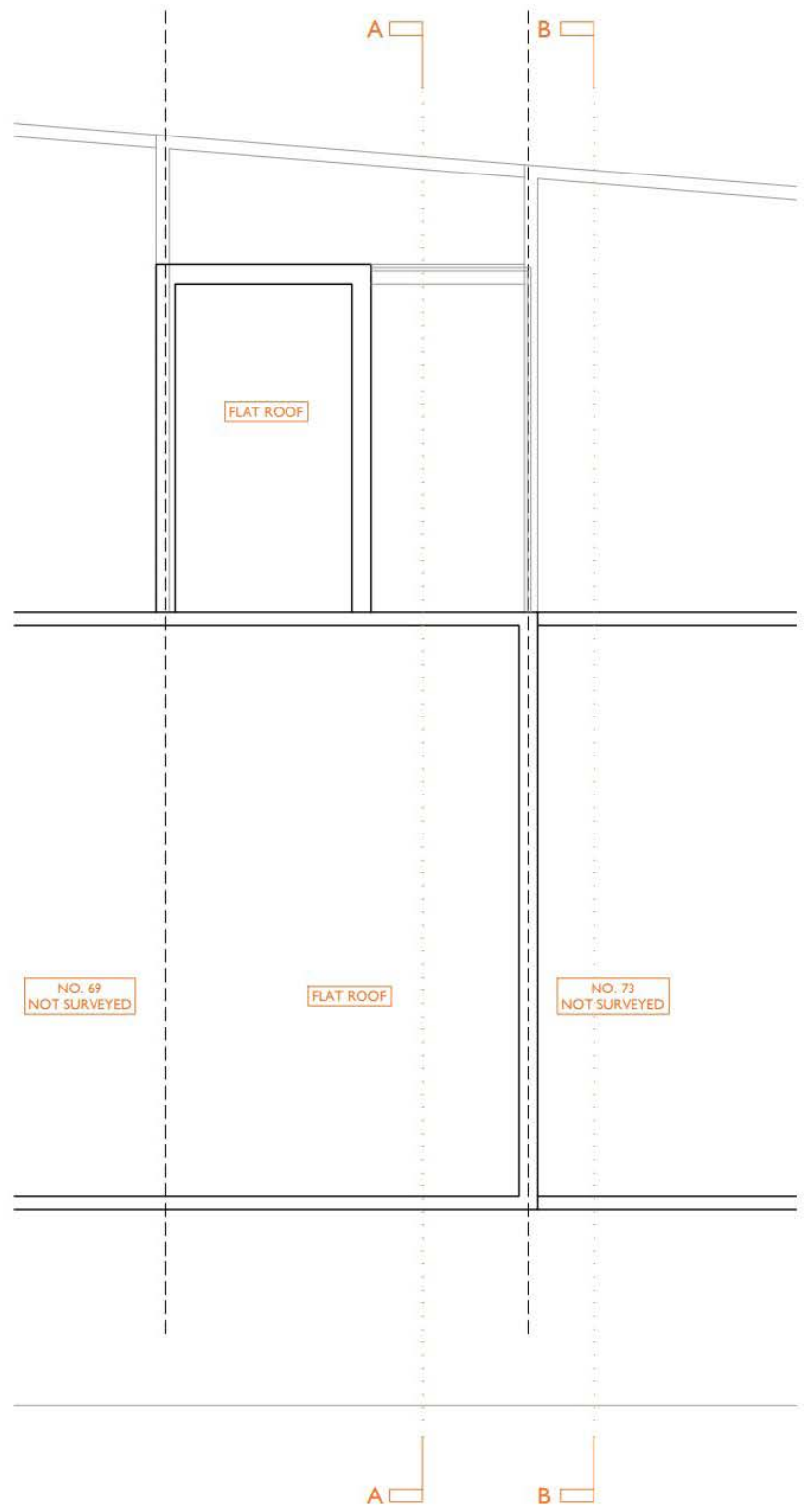
The existing property has a single point of access from the High Street, via the shop entrance. The first and second floors are accessed from an internal staircase towards the rear of the shop. The ground floor is open plan, with office spaces to the rear obtaining natural light via rooflights. The first and second floors accommodate storage rooms, bedroom, staff kitchen and bathroom.

The proposals include a new residential entrance, which will be accessed from the High Street, similar to 79 Camden High Street. The retail space is showing an informal seating arrangement and commercial kitchen, as the client owns a chain of Sushi shops - which is the intended use of the retail space.

On the first floor the proposal includes a kitchen / living / dining room, bedroom, bathroom and a small terrace. The second floor contains three bedrooms and a bathroom. Proposed terrace has a 1.8m obscured privacy screen to reduce overlooking to and from the neighbour at no. 73.



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

6.0 SCALE

As discussed in character section of this statement, the scale of the buildings in Camden High Street varies considerably. The host property forms part of a terrace of three-storey brick buildings, which was originally uniform however now evolved via the approval at 67 & 67a Camden High Street.

The proposal maintains the existing front elevation unchanged on the first and second floors. Ground floor addition of an entrance door to match existing doors and glazing. The proposal accommodates a 4 bedroom flat adding much needed housing in the area.

7.0 LANDSCAPING

There is no proposed landscaping associated with the existing or the proposed, as the building accommodates the footprint of the site.

8.0 APPEARANCE

As per drawings on the left, the changes to the front elevation are minimal. The proposed door to match existing door and glazing.

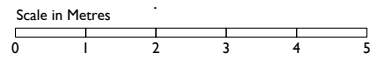
The proposed rear extensions will be London stock yellow brick to match the existing building. The proportions of the window openings are continued and the windows will be replaced with powder coated aluminium casement windows to provide egress in the events of an emergency.

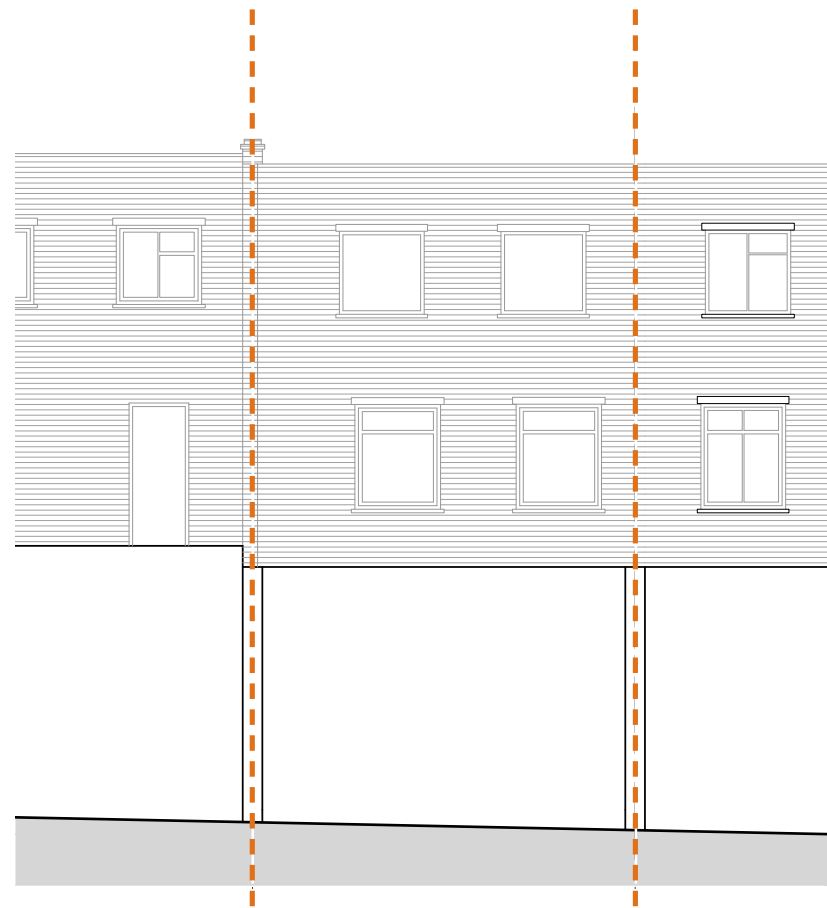


EXISTING FRONT ELEVATION

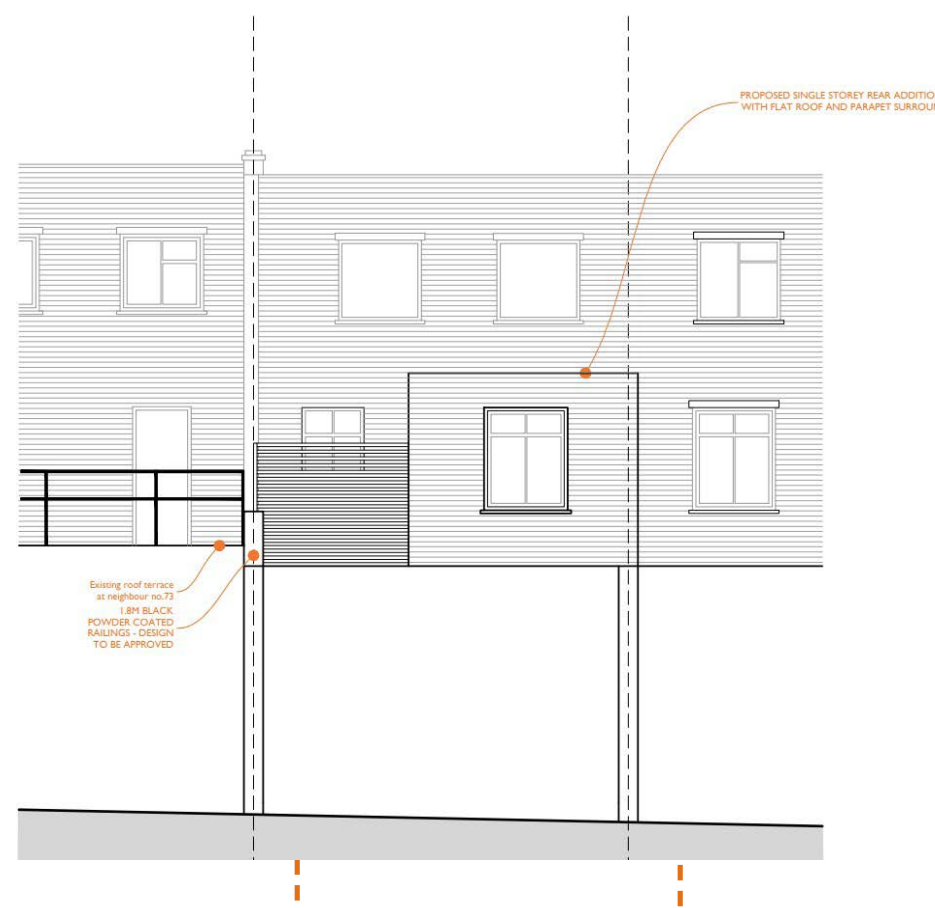


PROPOSED FRONT ELEVATION

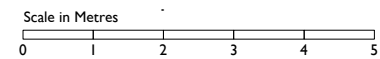




EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



9.0 ACCESS

The access to the retail space will be subject to a future application for changes to the shop front. A new entrance will be provided allowing separate access to the residential accommodation to the upper floors.

PRIVACY

There is an existing roof terrace to the rear of property no.73. The proposal includes a 1.8m obscure privacy screen to reduce overlooking to and from the neighbouring property.

LRA-RTM